Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
☑ Conventional Subdivision	☐ Compact Development	☐ Conservation Development
☐ Cottage Court	☐ Flag lot	☐ Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District		

GENERAL INFORMATION				
Scoping/sketch plan case number(s): SCOPE-0144-2022				
Development name (subject to approval): Tryon Road Luxury Townhomes				
Property Address(es): 4700 Tryon Rd, Raleigh, NC				
Recorded Deed PIN(s): 0782-37-5777				
Building type(s):	☐ Detached House	☑ Attached House	☐ Townhouse	☐ Apartment
☐ General Building	☐ Mixed Use Building	☐ Civic Building	☐ Open Lot	☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Kemal Itler; Banugul Barut Uyar	
Company:	Title: Owners
Address: 228 SENECA SHORE DR HOLLY SPRINGS NC 27540-6042	
Phone #: 919-917-5808	Email: kemalilter2@gmail.com; mfuyar@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions): David Barcal, PE	
Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder	
Company: MacConnell & Associates	Address: 501 Cascade Pointe Ln, Suite 103, Cary, NC
Phone #: 919-467-1239	Email: david.barcal@macconnellandassoc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: (SEE OWNER INFORMATION)	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION		
Gross site acreage: 1.48 ac		
Zoning districts (if more than one, provide acreage of each): R-4		
Overlay district(s):	Inside City Limits? ☐ Yes ☑ No	Historic District/Landmark: N/A ☑
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 2,579 Proposed total (sf) 20,117	Impervious Area for Compliance (includes right-of-way): Existing (sf) 2,579 Proposed total (sf) 20,117

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots: 4	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 4	Total # Dwelling Units: 8	
Proposed density for each zoning district (UDO 1.5.2.F): 5.4 units/ac		

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: [signature]	Date: 2/15/23
Printed Name: David Bezal	
Signature:	Date:
Printed Name:	

A&M VENTURE

TRYON ROAD LUXURY TOWNHOMES

PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC

PROJECT No. A05403.00

VICINITY MAP

Have the applicant remove the building footprints, we only concerned with the subdivision of lots. The attached homes will be permitted via the Tier One Building permit process.

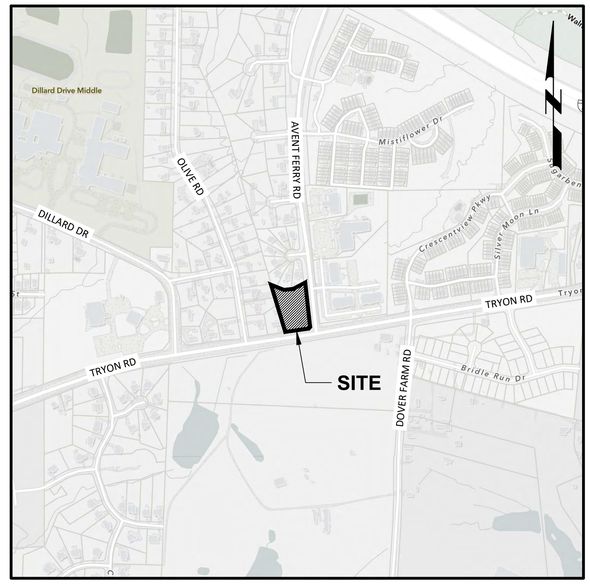
-Planning notes.

SCHEDULE OF DRAWINGS:

	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING AND DRAINAGE PLAN
C-104	EROSION AND SEDIMENTATION CONTROL PLAN
C-105	UTILITY PLAN
C-106	SANITARY SEWER PLAN AND PROFILE
C-107	STORMWATER MANAGEMENT PLAN
C-108	LANDSCAPE PLAN
D-101	UTILITY DETAILS
D-102	SITE DETAILS
D-103	EROSION CONTROL DETAILS

REFERENCE DRAWINGS:

R-001	CANOY SURVEYING - BOUNDARY SURVEY
R-002	NCG01 SHEETS



LOCATION MAP

Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION							
Development Name: 4700 Tryon Rd					Proposed Use: Single-Family Attached Homes (Duplexes)		
Property Address(es): 4700 Tryon Rd, Raleigh, NC							
Approved Site Plan or Subdivision case #:							
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:							
PIN #: 0782-37-5777							
What is the project type?	☐ Apartment	☐ Bank	☐ Congregate care	☐ Hospital			
	☐ Hotel/Motel	☐ Industrial building	☐ Mixed residential	☐ Non-residential condo			
	☐ Office	☐ Religious institution	☐ Residential condo	☐ Retail			
	☐ School	☐ Shopping center	☑ Single-family residential	☐ Telecommunication tower			
	☐ Townhouse	☐ Civic use: Park, community center, museum or government facility		☐ Other			
Scope of work: Subdivision and associated infrastructure for 4 duplex homes (8 total dwelling units).							

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY	
1. Total number of townhouse lots: Number attached: Number detached:	
2. Total number of apartment or condominium units:	
3. Total number of Congregate Care or Life Care Dwelling units:	
4. Overall total number of dwelling units (from 1-3 above):	
5. Number of bedroom units: 1BR: 2BR: 3BR: 4BR or more:	
6. Overall unit(s) per acre densities per zoning district(s):	
DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)	
Zoning Information	**Building Information**
Zoning district(s): R-4	Proposed use of building(s): Single-Fam Residential
If more than one district, provide acreage of each:	Proposed sq. ft. of building(s) gross: 7,200 sf
Overlay district(s): N/A	Existing sq. ft. of building(s) gross: 1,278 sf
Total site acreage: 1.48 ac	Total sq. ft. gross (existing and proposed): 7,200 sf
Off street parking: Required: n/a Provided: n/a	Proposed height of building(s):
COA (Certificate of Appropriateness) case #:	FAR (floor area ratio) %:
BOA (Board of Adjustment) case # A -	Building lot coverage %:
CUD (Conditional Use District) case # Z -	Inside City Limits? Yes ☐ No ☑

REVISION 11.16.20

PAGE 1 OF 2

raleighnc.gov

STORMWATER INFORMATION	
Existing impervious surface: 2,579 sf / 0.06 ac acres/square feet	
Proposed impervious surface: 20,117 sf / 0.46 ac acres/square feet	
Neuse River buffer: Yes ☐ No ☑	Wetlands: Yes ☐ No ☑
Flood Hazard Area: Yes ☐ No ☑	If yes, Alluvial soils: N/A
Flood Study: N/A	FEMA Map Panel #: 3720078200K eff. 7/19/2022
Total disturbed area: 1.48 ac acres/square feet	

COR CASE #: SCOPE-0144-2022

Public Improvement Quantities Table	
Phase Number(s)	PHASE 1
Number of Lot (s)	4
Lot Number (s) by Phase	1–4
Number of Units	8
Livable Buildings	4
Open Space?	N/A
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	455
Public Street (LF) – FULL	0
Public Street (LF) – PARTIAL	0
Public Sidewalk (LF) – FULL	0
Public Sidewalk (LF) – PARTIAL	0
Street Signs (LF)	0
Water Service Stubs	4
Sewer Service Stubs	4

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT–OF–WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT–OF–WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT–OF–WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- AL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE INSPECTIONS STATEMENT:

- ALL SOLID WASTE TO BE COLLECTED BY CITY OF RALEIGH SOLID WASTE SERVICES (SWS) IN ACCORDANCE WITH ALL REQUIREMENTS IN THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- STANDARD 96–GALLON INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS SHALL BE STORED AT A DESIGNATED PAD IN EACH DWELLING UNITS. INDIVIDUAL WASTE CONTAINERS SHALL BE ROLLED OUT TO THE CURB OF THE NEAREST RIGHT–OF–WAY.

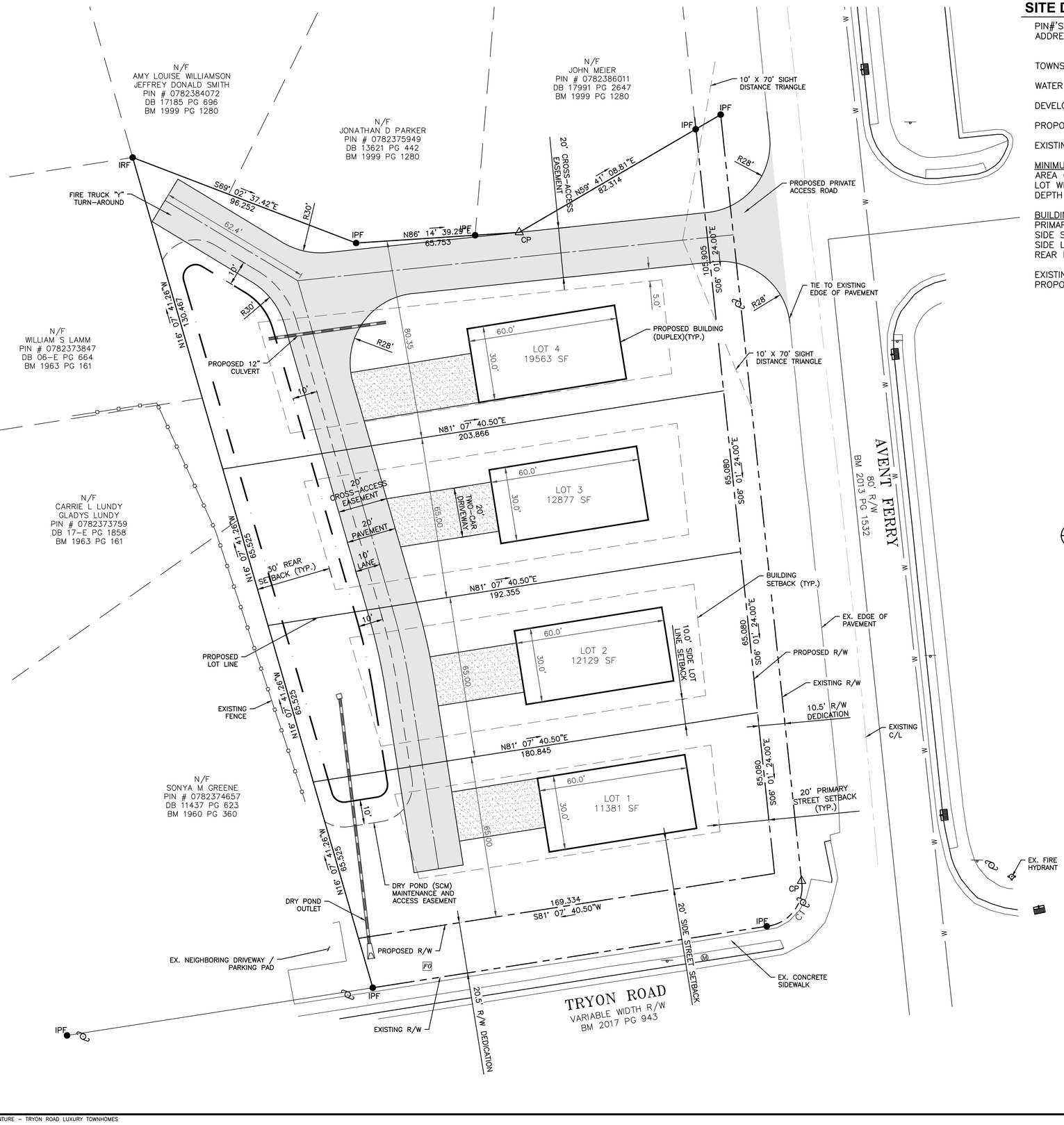
PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED FOR CONSTRUCTION
02/15/2023
PROJECT MANAGEMENT

MacCONNELL & Associates, P. C.
501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P. O. BOX 129
MORRISVILLE, NORTH CAROLINA 27560
LICENSE No. C-1039
TEL: (919) 467-1239 FAX: (919) 319-6510

COPYRIGHT © 2023

FEBRUARY 15, 2023

REVISIONS			
NO.	DATE	DESCRIPTION	SHEET



SITE DATA SUMMARY

PIN#'S:	0782-37-5777 (1.48 ACRES)
ADDRESS:	4700 TRYON ROAD RALEIGH, NC 27606
TOWNSHIP:	SWIFT CREEK
WATER SUPPLY WATERSHED:	NONE
DEVELOPMENT TYPE:	DUPLEX ATTACHED HOMES
PROPOSED UNITS:	8 UNITS (4 BUILDINGS)
EXISTING ZONING	R-4

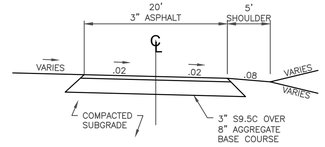
MINIMUM LOT REQUIREMENTS – R-4 ZONING

AREA (MIN):	10,000 SF
LOT WIDTH (MIN):	65'
DEPTH (MIN):	100' (70' ON CUL-DE-SACS)

BUILDING SETBACKS

PRIMARY STREET SETBACK:	20'
SIDE STREET SETBACK:	20'
SIDE LOT LINE SETBACK:	10'
REAR LOT LINE SETBACK:	30'

EXISTING IMPERVIOUS:	2,579 SF (0.06 AC)
PROPOSED IMPERIOUS:	20,117 SF (0.46 AC)



1 / C-102 TYPICAL PRIVATE ACCESS ROAD CROSS-SECTION
NOT TO SCALE

NOTES

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- FENCE
- RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- EX. SANITARY SEWER
- EX. WATER LINE
- NEW SANITARY SEWER
- NEW WATER LINE
- CONCRETE DRIVEWAY
- 3" S9.5C OVER 8" ABC

GRAPHIC SCALE: 1" = 20'
0 10 20 40 60

COPYRIGHT © 2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER: DCB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: DCB

DATE: FEBRUARY 15, 2023

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C. BARCAL
2/15/2023

MacCONNELL & Associates, P. C.
501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P.O. BOX 129
MORRISVILLE, NORTH CAROLINA 27560
LICENSE No. C-1039
TEL: (919) 467-1239 FAX: (919) 319-6510

A&M VENTURE

TRYON ROAD LUXURY TOWNHOMES

RALEIGH, NC

SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
A05403.00	C-102